



Planning Department
201 1st Avenue East
Kalispell, MT 59901
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www.kalispell.com/planning

October 5, 2020

Laura Mooney
Flathead County Planning and Zoning Office
1035 First Avenue West
Kalispell, MT 59901

Re: FZC-20-14 – Bergeson Zone change from SAG-10 to I-1H

Dear Laura:

Thank you for the opportunity to comment on the proposed zone change. We would recommend the proposed zone change of I-1H (Light Industrial Highway) be denied based on the following issues and concerns:

1. The Highway 93 North Zoning District was specifically enacted by the property owners in the middle 1990's to avoid the spread of commercial and industrial development along Highway 93. This effort is at the heart of protecting our scenic corridors along our highways, a view championed by the greater community. Rezoning the subject property as I-1H would take all future development control away from the county, which could lead to more strip commercial and industrial development. This can be evidenced by the approval of previous industrial zone change requests in the area, which we had also recommended denial.
2. Preventing the continuation of one long commercial/industrial strip from Kalispell to Whitefish along Highway 93 North is a community-wide priority. There is already ample commercial and industrial development potential currently along Highway 93 within the county and city.
3. MDT has already indicated in the last several Transportation Impact Studies for users along this stretch of Highway 93 that full access approaches for commercial users are not available. Anything less than a full access approach onto Highway 93 would hinder future business access and success (i.e. right-in right-out only access) and if approved will hinder the free flowing capacities of Highway 93, a 4-lane road that the greater Flathead has worked hard to develop, and must work harder to maintain in a free flowing configuration. There does not appear to be a coordinated effort to mitigate traffic impacts to the adjacent highway and there is no perceived community benefit.

Adding to the commercial and industrial zoning inventory at this time and at this location is not appropriate based on the points above. We would encourage the Flathead County Planning Board and Board of County Commissioners to consider the above comments and possible negative effects approving a I-1H Zoning District would have along this portion of Highway 93 North.

Again, thanks for the opportunity to comment on the proposed zone change. If you have any questions, please contact me at (406) 758-7940, or jnygren@kalispell.com.

Respectfully,



Jarod Nygren
Kalispell Planning Department

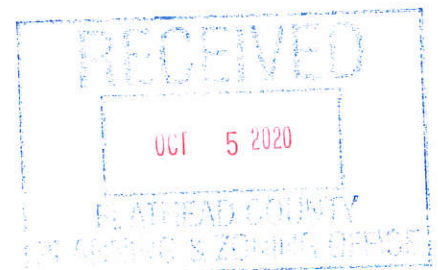


Laura Mooney

From: Kate Cassidy
Sent: Monday, October 5, 2020 9:47 AM
To: Laura Mooney
Subject: Zone change request

Laura,
A zone change request Bergeson FZC 20-14 and have no comment for a zone change.

Kate Cassidy
Registered Sanitarian
Flathead City-County Health Department
Environmental Health Services
40 11th Street West, Suite 210
Kalispell, MT 59901
406-751-8130
kcassidy@flathead.mt.gov
www.flatheadhealth.org



Laura Mooney

From: Nelson,Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Sent: Monday, October 5, 2020 2:58 PM
To: Laura Mooney
Cc: Mary Fisher
Subject: RE: FZC-20-14 Donovan Bergeson

Dear Laura,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FCU-20-14 Donovan Bergeson.

At this time, BPA does not object to this request, as the property is located 4.91 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

Nedda L. Nelson

(CONTR) APR Staffing
TERR-East, Realty Technician II
Real Property Field Services
Bonneville Power Administration
2520 US Highway 2 E, Kalispell, MT 59901
(406) 751-7823
nlnelson@bpa.gov

From: Mary Fisher <mFisher@flathead.mt.gov>
Sent: Thursday, October 1, 2020 11:01 AM
To: Nelson,Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Subject: [EXTERNAL] FZC-20-14 Donovan Bergeson

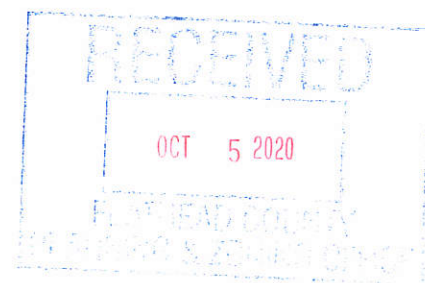
Hi Nedda,

Attached is an agency referral letter and application for the above mentioned file. Please contact Laura if you have any questions and send your comments to lmooney@flathead.mt.gov

Thank you,

Mary Fisher

Planning Office Coordinator
Flathead County Planning & Zoning
40 11th Street West, Ste 220
Kalispell, MT 59901
(406) 751-8200 Fax: (406) 751-8210
mfisher@flathead.mt.gov



Any communications with the Flathead County Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations, and may be disclosed without further notice to you.



**FLATHEAD COUNTY
ROAD AND BRIDGE
DEPARTMENTS**

**1249 WILLOW GLEN DRIVE
KALISPELL, MT 59901
Phone: (406) 758-5790**

October 5, 2020

Laura Mooney
Planner I
Flathead County Planning & Zoning Office
40 11th Street West, Ste. 220
Kalispell, MT 59901

RE: FZC-20-14 Bergeson-Zone Change Request

Dear Laura:

Thank you for the opportunity to comment on the above referenced application. At this point the County Road Department does not have any comments on this request.

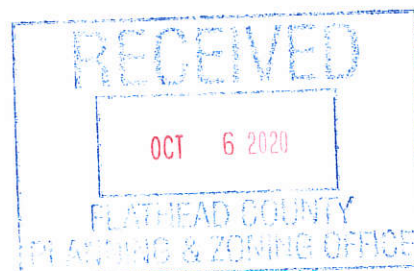
Please feel free to contact us should you need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Prunty", is written over a light blue grid background.

David Prunty
Public Works Director
Flathead County Road & Bridge

DP/lm



Laura Mooney

From: Freyholtz, James <jfreyholtz@mt.gov>
Sent: Thursday, October 15, 2020 4:17 PM
To: Laura Mooney
Subject: Bergeson-Zone Change Request (FZC-20-14)

Laura,

Thanks for contacting the Montana Department of Transportation (MDT) regarding the proposed zone change request for property located at 100 Scenic Ridge Drive and 4095 Highway 93 North, Kalispell.

As stated in the submittal if in the future there is a change to the use of the existing approach to Hwy 93 than the owner should contact MDT for a new approach permit. We do not have any other comments regarding this proposal.

*James Freyholtz, P.E.
Kalispell Area Traffic Engineer
Montana Department of Transportation (MDT)
(406) 751-2066*